

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



January 7, 2011

John Dapogny
Comstock Partners
11465 Sunset Hills Road -5th Floor
Reston, VA 20190

RE: 6000 New Hampshire Ave NE, Zoning Order No. 05-30
Building Permit Number B0908233

Dear Mr. Dapogny:

I understand that your company, Comstock Partners, has recently entered into an agreement with the property owners of 6000 New Hampshire Ave NE to manage, develop and build the single family and townhouse portion that is approved for the site under the Planned Unit Development pursuant to Zoning Commission Order Numbers 05-30 and 05-30A.

You asked me to confirm that pursuant to Zoning Commission Order No. 05-30A, the filing of Building Permit Number B0908233, which occurred prior to January 19, 2011, fulfills the obligation that an application be filed for a building permit by January 19, 2011. You also asked me to confirm that the owner has until January 19, 2012 to start construction.

The original approval of the Planned Unit Development pursuant to Zoning Commission Order Number 05-30 was extended under Zoning Commission Order Numbers 05-30A and an excerpt of that decision is inserted below:

Z.C. ORDER NO. 05-30A
Z.C. CASE NO. 05-30A
PAGE 4

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby orders **APPROVAL** of the application for a two-year time extension of the approved PUD in Zoning Commission Case No. 05-30, Order No. 05-30.

The final PUD approved by the Commission shall be valid until January 19, 2011, within which time an application shall be filed for a building permit, as specified in § 2409.1. Construction shall start no later than January 19, 2012.

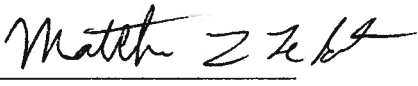
Under 11 DCMR Section 2409 IMPLEMENTATION, Section 2409.1 states:

Following approval of an application by the Commission, the application may file an application for a building permit with the proper authorities of the District of Columbia.

Based on the information you have provided to me, I confirm that the filing of Building Permit Number B0908233 occurred on August 10, 2009 which was prior to January 19, 2011, thus fulfilling the obligation that the filing is timely in accordance with Zoning Commission Orders No. 05-30 and 05-30A.

In addition, the owner has until January 19, 2012 to commence construction authorized in of Building Permit Number B0908233.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator